

**NEIGHBORHOOD PLAN AMENDMENT AND
ZONING CHANGE REVIEW SHEET**

CASE: NPA-2008-0009.02 and C14-2008-0173 / 1801 Salina Street

NEIGHORHOOD PLAN: Central East Austin Neighborhood Plan

PC PUBLIC HEARING DATE: October 14, 2008

ADDRESS: 1801 Salina Street

AREA: .1975 acres (8603.1 square feet)

APPLICANT/ AGENT: Brooks Calavan 512-626-6547

OWNER: BPCH, LLC (Brooks Calavan) 512-626-6547

ZONING FROM: SF-3-NP, Family Residence – Neighborhood Plan Combining District

TO: NO-MU-NP, Neighborhood Office – Mixed Use – Neighborhood Plan Combining District.

LAND USE FROM: Single Family **TO:** Neighborhood Mixed Use

STAFF RECOMMENDATION:

- 1) Staff recommends changing the zoning to Neighborhood Office – Mixed Use – Neighborhood Plan (NO-MU-NP).
- 2) Staff recommends changing the Future Land Use Map to Neighborhood Mixed Use.

PLANNING COMMISSION RECOMMENDATION:

On October 14, 2008, the Planning Commission approved staff's recommendation of Neighborhood Office – Mixed Use – Neighborhood Plan (NO-MU-NP) district zoning and Neighborhood Mixed Use land use. The item was approved on the Consent Agenda by Commissioner Dealey's motion, Commissioner Ewen seconded the motion on a vote of 8-0; Commissioner Small was absent.

DEPARTMENT COMMENTS

The purpose of the amendment and zoning change is to allow for an office use to be located on the property. The subject property is located at the intersection of Salina and 18th Streets within the Central East Austin Neighborhood Planning Area.

EXISTING ZONING AND LAND USE INFORMATION:

	FLUM	ZONING	LAND USES
<i>Site</i>	Single Family	SF-3-NP	Single-family residence
<i>North</i>	Single Family	SF-3-NP	Single family residences

	Mixed Use	CS-CO-MU-NP	Vacant lot
South	Single Family	SF-3-NP	Single-family residences
East	Mixed Use	CS-CO-MU-NP	Office uses
West	Single Family	SF-3-NP	Single family residences

NEIGHORHOOD PLAN:

The Central East Austin Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on December 13, 2001. The boundaries of the planning area are IH-35 on the west, East MLK Blvd. on the north, Chicon and Northwestern on the east, and East 7th Street on the south.

The neighborhood planning contact team for the area, the Organization of Central East Austin Neighborhoods (OCEAN) has participated in discussions with the applicant regarding the proposed zoning and plan amendment cases.

TIA: A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

WATERSHED: Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED COMMUNITY ORGANIZATIONS:

- Mueller Neighborhoods Coalition
- Davis-Thompson American Millennium Neighborhood Ass
- Homeless Neighborhood Organization
- Organization of Central East Austin Neighborhoods (OCEAN)
- Home Builders Association of Greater Austin
- Sentral Plus East Austin Koalition (SPEAK)
- Austin Independent School District
- Austin Neighborhoods Council
- Austin Parks Foundation
- PODER People Organized in Defense of Earth & Her Resources

SCHOOLS: (AISD)

Campbell Elementary

Kealing Middle School

McCallum High School

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Salina Street	50'	30'	Collector	Yes	No	No

18 th Street	50'	25'	Collector	No	No	No
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PUBLIC MEETINGS: City staff sent notices to all property owners, utility customers, and neighborhood organizations within 500 feet of the subject property announcing a community meeting for the proposed amendment. This meeting was held on September 30, 2008 at which time the applicant presented the proposal to the community and answered questions. In addition, the applicant attended meetings held by the contact team and staff received a letter of support from OCEAN for the proposed request (see attachment).

CITY COUNCIL DATE: October 23, 2008

ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

NEIGHBORHOOD PLANNING CASE MANAGER: Melissa Laursen

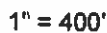
PHONE: 974-7226

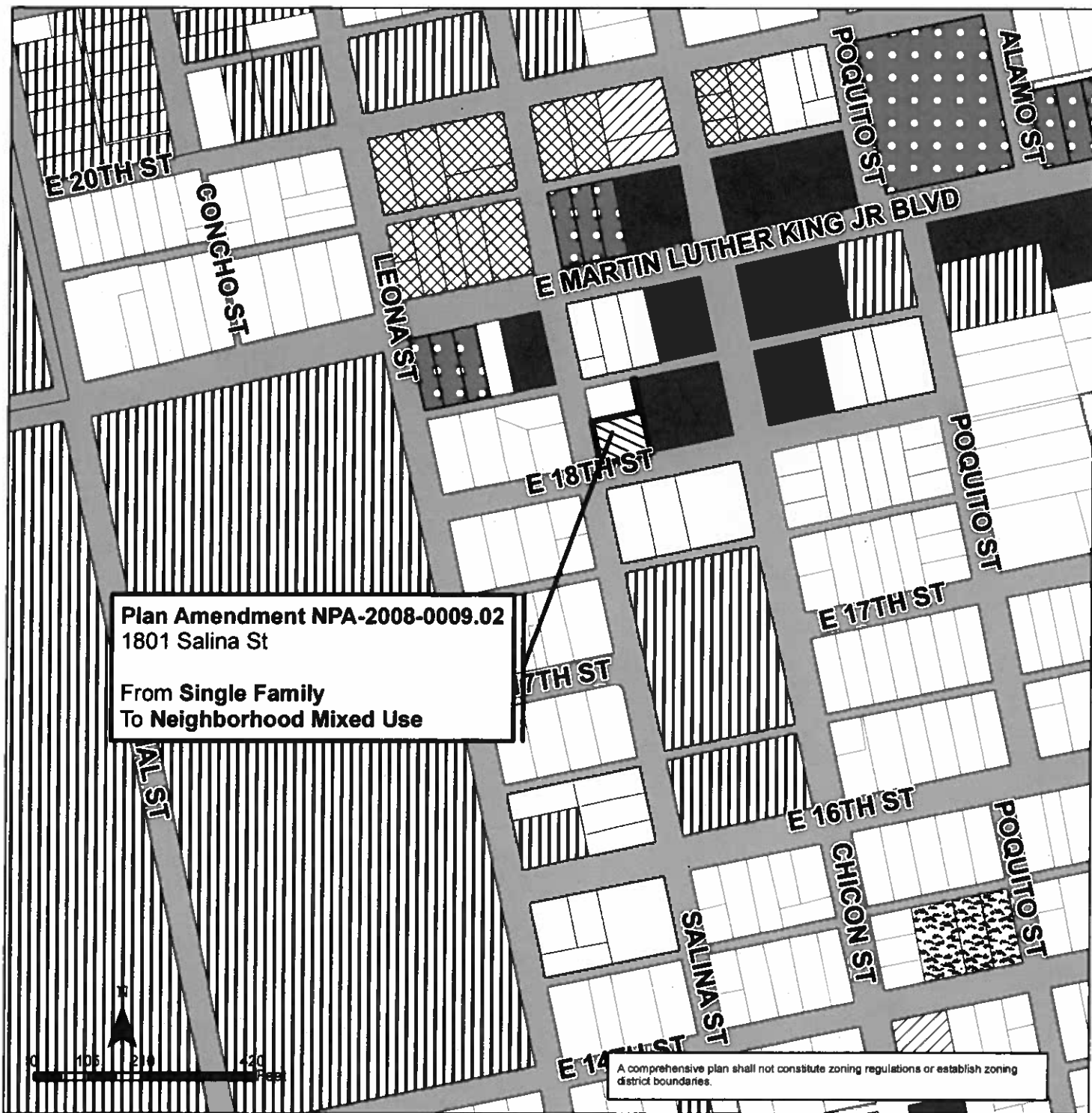
Email: melissa.laursen@ci.austin.tx.us

ZONING CASE MANAGER: Joi Harden

PHONE: 974-2122

E-mail: joi.harden@ci.austin.tx.us





Central East Austin Neighborhood Plan Amendment 1801 Salina Street NPA-2008-0009-02

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



Created on 09/29/08

Future Land Use

-  NPA-2008-0009.02
-  Civic
-  Commercial
-  Mixed Use
-  Mixed Use/Office
-  Multi-Family
-  Neighborhood Mixed Use
-  Recreation & Open Space
-  Single-Family
-  Transportation

C14-2008-0173
1801 Salina Street
SF-3-NP to NO-MU-Np

LEONA

SALINA

1801 SALINA ST

CHICON

MARTIN LUTHER KING JR

POQUITO

POQUITO

18TH

STAFF RECOMMENDATION:

- 1) Staff recommends changing the zoning to Neighborhood Office – Mixed Use – Neighborhood Plan (NO-MU-NP).
- 2) Staff recommends changing the Future Land Use Map to Neighborhood Mixed Use.

BASIS FOR RECOMMENDATION:

The following goals from the Central East Austin Neighborhood Plan relate to the proposed amendment and were taken into consideration by staff:

Goal 2: Create housing that is affordable, accessible, and attractive to a diverse range of people.

Goal 3: Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin.

BASIS FOR RECOMMENDATION (ZONING PRINCIPLES):

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Neighborhood Office district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures. The existing structure on the site and the proposed use comply with the purpose statement.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

The proposed zoning allows for reasonable use of the site while maintaining the character of the surrounding area.

Site Characteristics

The subject property consists of .1975 acres on a relatively flat and sparsely vegetated lot. Currently, there is a 2,400 square foot one story structure located on the site, fronting Salina Street.

Site Plan

Any development adjacent to single family or duplex zoning or use is subject to compatibility standards, including setbacks, height restrictions, screening and limitation of lighting.

Transportation

If the requested zoning is recommended for this site, 28 feet of right-of-way should be dedicated from the centerline of Salina Street in accordance with the Transportation Criteria Manual, in

order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12. Since there is currently 50 feet of right of way available along Salina Street, an additional 3 feet of right of way (approximately) would be required from the parcel.

If the requested zoning is recommended for this site, 28 feet of right-of-way should be dedicated from the centerline of 18th Street in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12. Since there is currently 50 feet of right of way available along 18th Street, an additional 3 feet of right of way (approximately) would be required from the parcel.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to floodplain maps, there is no floodplain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



RE: 1801 Salina

January 18, 2008

On December 11, 2007 Brooks Calavan made a presentation before our organization requesting support for a zoning change at 1801 Salina from SF-3 to NO-MU-NP. Following the presentation and a discussion, OCEAN voted to support the zoning change.

Sincerely,

A handwritten signature in black ink, appearing to read "Rudy Williams", is written over a horizontal line. The signature is fluid and cursive.

**Rudy Williams
President, Organization of Central East Austin Neighborhoods**

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2008-0173

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

October 14, 2008 Planning Commission

October 23, 2008 City Council

☐ I am in favor
☒ I object

Your Name (please print) Rudolph D. Diane Williams

1801 E. 18th St.

Austin TX 78702

Your address(es) affected by this application

Diane Williams

10-1-08

Signature

Date

Comments: NO NO NO! Because this
is already crowded with the
alternative school, we are sick
of people with parking in front
of our home & Hittering
everywhere! because this
is the East Side! Why can't
they go on the West Side
of town.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810

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Public Hearing:

October 14, 2008 Planning Commission

October 23, 2008 City Council

☐ I am in favor
☒ I object

LADY BERRY

Your Name (please print)

1704 E. 18th St (REAR)

Your address(es) affected by this application

Lady Berry

Signature

Date

Comments:

This is a nice quiet neighborhood. My neighbors are Senior Citizens. We do not need the added noise or traffic this project would bring. Help us keep this family neighborhood a family neighborhood. We don't want businesses next door or up the street.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2008-0173

Contact: Joi Harden,, (512) 974-2122

Public Hearing:

October 14, 2008 Planning Commission

October 23, 2008 City Council

☐ I am in favor
☒ I object

Jewell Jackson

Your Name (please print)

1704 East 18th St.

78702

Your address(es) affected by this application

Jewell Jackson

10-7-8

Signature

Date

Comments:

There are still many families
in this neighborhood & we would like
to get it a Family Residence district.
There are McMansions popping up
everywhere. Offices caused parking in
front of your house regardless to
whether or not you have your own
family & friends driving around to find
a parking space to come to your home.
Parking problem - Seeing the AT Tower & the
If you use this form to comment, it may be returned to: 34, Capital.

City of Austin

Neighborhood Planning and Zoning Department

Joi Harden,}

P. O. Box 1088

Austin, TX 78767-8810